



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: CONDUCT PUBLIC HEARING TO CONSIDER THE RE-ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE PURCHASE OF BLIGHTED PROPERTY LOCATED AT 17 EAST ELM STREET (APN 043-082-01) AND 22 EAST LOCUST STREET (APN 043-082-02) (WEBER)

MEETING DATE: March 6, 2002

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the reallocation of Community Development Block Grant funds for the purchase of blighted property located at 17 E. Elm Street (APN 043-082-01) and 22 E. Locust Street (APN 043-082-02). Staff is recommending that the Council approve funding reallocation amounts dependent upon the results of the Public Hearing.

BACKGROUND INFORMATION: The Community Development Department is currently looking to identify CDBG funded projects from previous years which have not expended their allocations, thereby creating a considerable balance of unused funds. HUD has identified this as an area of concern and they have given direction to use these funds expeditiously.

Staff has identified Project 00-03, the Walnut Street Parking Lot Project that was funded in the 2000/01 Program year in the amount of \$187,199.00 as a source for reallocation, since that project has been cancelled.

Community Improvement personnel have been dealing with the aforementioned nuisance properties to address reoccurring Dangerous Building Code violations, as well as Zoning and Property Maintenance Ordinance violations. The building located on the 17 E. Elm Street parcel is constantly being broken into and used by transients for shelter. This poses a serious threat due to fire and safety hazards, as well as giving shelter to vagrants in the vicinity who are engaged in illegal activities. The structure itself is extremely deteriorated and continues to worsen as time goes by. The surrounding vacant parcel at 22 E. Locust Street is routinely being used as an illegal dumping ground, which has a blighting effect on the surrounding community.

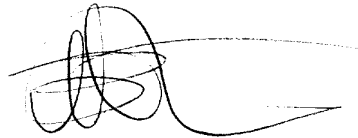
APPROVED:

H. Dixon Flynn -- City Manager

The City of Lodi has entered into negotiations with the property owner, Harry Weber, and have agreed to a purchase price of \$100,000 plus escrow costs for a total of \$105,000. The acquisition of this property will allow the City to pursue the demolition of the dilapidated structure and clearing of debris from the vacant parcel in an effort to eliminate blight and nuisance conditions. As such, that activity qualifies as both an eligible activity and meets a National Objective to qualify for CDBG funding.

FUNDING: Walnut Street Parking Lot Project 00-03 Account 456508 \$105,000

The balance of the funding from the Walnut Street Project is being reallocated under a separate Council action.

A handwritten signature in black ink, appearing to read 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam
Community Development Director

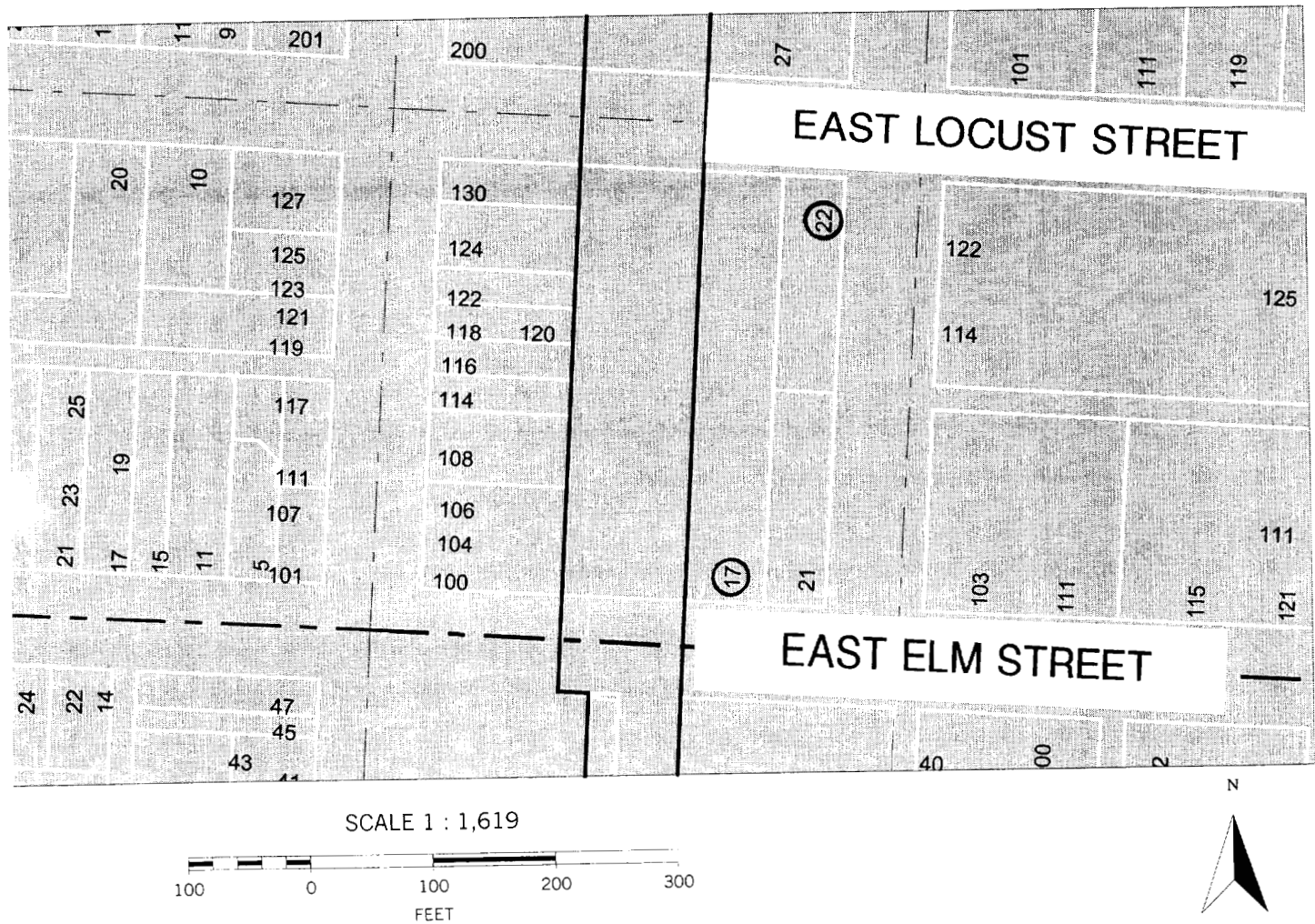
Prepared by Joseph Wood

KB/jw

Attachment

c: Randy Hays, City Attorney
Jon Moore, S.J. County Community Development

Weber Property Acquisition



RESOLUTION NO. 2002-47

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
REALLOCATION OF COMMUNITY DEVELOPMENT BLOCK
GRANT FUNDS FOR THE PURCHASE OF BLIGHTED
PROPERTY LOCATED AT 17 E. ELM STREET (APN 043-082-01)
AND 22 E. LOCUST STREET (APN 043-082-02)

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WHEREAS, the Community Development Department is currently in the process of identifying Community Development Block Grant funded projects from prior years which have not expended their allocations, thereby creating a considerable balance of unused funds; and

WHEREAS, the Department of Housing and Urban Development has identified this as an area of concern and has directed the City of Lodi to utilize these funds expeditiously; and

WHEREAS, staff has identified Project No. 00-03, the Walnut Street Parking Lot Project that was funded in the 2000/01 Program year in the amount of \$187,199.00 as a source of reallocation, since the project has been cancelled; and

WHEREAS, Community Improvement Personnel have been dealing with blighted, public nuisance properties located at 17 E. Elm Street and 22 E. Locust Street, addressing reoccurring dangerous Building Code violations, as well as Zoning and Property Maintenance Ordinance violations; and

WHEREAS, the City of Lodi has entered into negotiations with the property owner of the above-referenced parcels and have agreed on a purchase price of \$100,000.00, with the City paying all escrow costs estimated at \$5,000.00; and

WHEREAS, staff recommends that the City Council approve the reallocation of Community Development Block Grant funds in the amount of \$105,000.00 from the Walnut Street Parking Lot Project No. 00-03 for the purchase of two blighted properties located at 17 East Elm Street (APN 043-082-01) and 22 East Locust Street (APN 043-082-02); and

WHEREAS, the City of Lodi has held, with proper notification, a public hearing at the City Council meeting held March 6, 2002 and has received public input regarding the proposed use of CDBG funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the allocation of CDBG funds in the amount of \$105,000.00± from the Walnut Street Parking Lot Project No. 00-03 for the purchase of two blighted properties located at 17 East Elm Street (APN 043-082-01) and 22 East Locust Street (APN 043-082-02).

Dated: March 6, 2002

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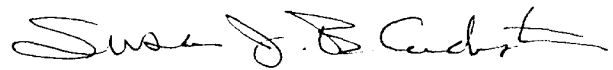
I hereby certify that Resolution No. 2002-47 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 6, 2002, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and
Mayor Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston", with a stylized flourish at the end.

SUSAN J. BLACKSTON
City Clerk



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: Set public hearing for March 6, 2002 to consider the re-allocation of Community Development Block Grant (CDBG) funds for the purchase of blighted property located at 17 East Elm Street (APN 043-082-01) and 22 East Locust Street (APN 043-082-02) (Weber property)

PUBLISH DATE(s): **SATURDAY, FEBRUARY 23, 2002**

TEAR SHEETS WANTED: **Three (3) please**

SEND AFFIDAVIT AND BILL TO: SUSAN BLACKSTON, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: **THURSDAY, FEBRUARY 21, 2002**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK


JENNIFER M. PERRIN
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

Faxed to the Sentinel at 369-1084 at 1:45 pm (time) on 2/21/02 (date) 2 (pages)
Kelsey _____ Phoned to confirm receipt of all pages at _____ (time) _____ Jac _____ Jen (initials)



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: March 6, 2002

Time: 7:00 p.m.

For information regarding this notice please contact:

Susan J. Blackston
City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, March 6, 2002** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) the re-allocation of Community Development Block Grant (CDBG) funds for the purchase of blighted property located at 17 East Elm Street (APN 043-082-01) and 22 East Locust Street (APN 043-082-02) (Weber property)

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston
City Clerk

Dated: February 20, 2002

Approved as to form:

Randall A. Hays
City Attorney



DECLARATION OF MAILING

SET PUBLIC HEARING FOR MARCH 6, 2002

**Consider the re-allocation of Community Development Block Grant (CDBG)
funds for the purchase of blighted property located at 17 East Elm Street
(APN 043-082-01) and 22 East Locust Street (APN 043-082-02) (Weber property)**

On February 21, 2002 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a notification of public hearing to be held on March 6, 2002 regarding CDBG funds for purchase of blighted property at 17 E. Elm Street and 22 E. Locust Street (Weber property), marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 21, 2002, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON
CITY CLERK, CITY OF LODI**

ORDERED BY:

JACQUELINE L. TAYLOR
DEPUTY CITY CLERK


JENNIFER M. PERRIN
DEPUTY CITY CLERK

Mailing list for purchase of blighted properties located at 17 E. Elm St. & 22 E. Locust Street.

1) WEBER, HERMAN & I, 230 N CHURCH ST LODI , CA 95240-0000